

CB South Metro District

CB South Road Public Service Announcement (PSA)

It is no secret that this valley has been changing at a pace that is faster than the pace at which long-time residents, infrastructure, and planning have been able to adapt. We are feeling these growing pains in CB South, too. What's the byproduct? The raising of a lot of questions. The goal of this PSA is not to identify the changes and determine what's right or wrong or good or bad. My goal is to answer common questions by providing information to educate the newest members of the community along with long-time residents in hopes of bringing everyone together to understand CB South as it exists in 2024.

There are several topics for discussion, but this communication will be focused on the roads in CB South. Future PSA's will be drafted to educate on other aspects of the District.

Who's in charge of the roads? Gunnison County, POA, Metro District?

The service plan, or governing documents that outline the responsibilities of the District, states that our obligation was to construct the roads with an initial lump sum of \$127,128 with no money delegated for maintenance. That money was spent decades ago to construct the roads. Gunnison County has plowed the lower portion of the District for decades but neither the County or CB South Metro knows exactly why or when the decision was made for them to plow the lower portion of the District. In recent discussions with the County, in an effort to better understand the delegation of responsibilities, they determined that the roads in CB South are "Public Roads" and that no one is responsible for them. In short, we want your roads to be in the best shape possible but also want you to know that our budget for basic maintenance is short \$150K-\$200K annually. After doing research there is no obligation by the CB South Property Owner's Association to contribute to road maintenance, other than signage. If you have further questions, please reach out to me.

Why do the road conditions change?

Road conditions change for a wide range of reasons. Most often, it is seasonal/weather related. Overly dry conditions create dust. Those dust particles are the "glue" to the aggregate so when that's lost, traffic can then impact the driving surface resulting in potholes and washboard. Overly wet conditions create mud, which also can remove the "glue" in the form of mud. Weather also impacts drainage, which can allow for prolonged wet areas if water can't drain away. In recent years, the amount, type, and speed of traffic has greatly impacted the condition of the roads. Weather and increased traffic flow are variables that are not controllable. The District adds approximately 100 loads of new road base and applies Mag Chloride on an annual basis which is what the budget allows. Historically, we try to have the roads completed by Memorial Day weekend, but occasionally unforeseen circumstances can delay the application of Mag Chloride.

When the roads are in "rough" condition, know that sometimes it's by design. Sometimes potholes or washboard develops, and they are not addressed immediately. This is because once those deficiencies are cut out of the road, the Mag Chloride seal is broken and won't "tighten" back up to original quality. As a result, the potholes and washboard will typically come back within a week or two and in even worse condition than before the maintenance was completed. This is also true in the Spring. With as many "mud seasons" as we typically experience, most often the roads are in the best condition that they can be until things dry out and annual maintenance begins.

This is a good time to point out that not just anyone can operate the equipment necessary to complete the various jobs. District staff are well trained and, in some instances, required to have State of Colorado certifications. Also, while the staff that works for you are cross trained, making sure that you have safe, potable drinking water to your tap and that yucky stuff that goes away when you flush your toilet is treated so that the rivers we recreate on, or in, remain pristine will **ALWAYS** take priority over road conditions except for impassable snow conditions.

Why are some roads paved and others not?

Historically, the District focused on paving street didn't have any vacant lots left to build or if there were vacant lots they could be connected to service line taps without cutting into a paved road. While this approach is extremely logical, it has two major negative effects on this community. One, it innocently created an expectation that every road would be paved. Two, assuming for a moment that there were roads currently meeting the historical criteria and therefore should have been paved, the District would have been insufficiently funded to construct the much-needed wastewater treatment plant expansion. This holds true to future water system improvements. Surplus funds are needed for water/sewer improvements and if those funds had been spent on roads, there would have been significant increases to service fees. CB South water and sewer rates are lower than anyone in the North valley and still provide money to invest in infrastructure.

Will my road get paved?

There's a lot of uncertainty in trying to answer this question. The District has been working with Gunnison County to understand the property taxes you pay and HUTF funding the County receives. There are many different opinions on how to fund paving, whose responsibility it is to do it and so on. I will tell you that the District's Board of Directors and I have been searching for answers to the tough questions and I hope that you all understand your concerns are heard. That being said, we are going to release a survey that we hope you all will respond to in an effort to better understand our changing community. Please sign up to receive our emails so that you can be privy to the survey and future communication efforts. Go to cbsouthmetro.net and sign up.

Final Thought

This community is only 70% built out so growing pains will continue, traffic will continue to increase, and more questions or concerns will develop. That's what comes with living in a relatively new community. This doesn't mean that the District is throwing its hands in the air saying it is what it is and that we aren't interested in what you have to say. We want this community to continue to be amazing and will continue to focus on how to improve services and the possibility of paving.

Again, please look to take our survey and sign up to be able to receive future PSA's on our website at: cbsouthmetro.net. We want to keep moving the ship in the direction this community wants to see, so constructive feedback is of the utmost importance. Please feel free to come in and talk with me for better clarification if you would like. My door is always open!

Truly,

Ronnie Benson
District Manager